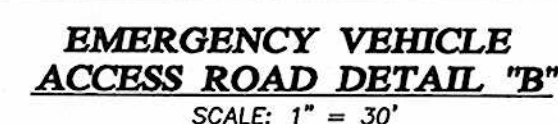
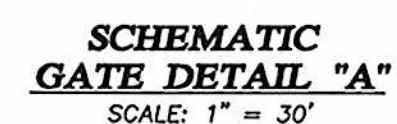


PLAN SUMMARY	
NUMBER OF RESIDENTIAL LOTS	70
AVERAGE HOME SIZE (SF)	4,289
DENSITY (SINGLE FAMILY UNITS PER ACRE)	2.79
FLOOR AREA RATIO	0.27

A 25.111 ACRE, OR 1,093,821 SQUARE FEET MORE OR LESS, TRACT OF LAND CONVEYED TO SA SPRINGS, LP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11084 PAGES 1161-1166 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS OUT OF THE BEATY SEALE AND FORWOOD SURVEY NUMBER 417 3/8, ABSTRACT NUMBER 109, COUNTY BLOCK 4848 OF BEXAR COUNTY TEXAS.

PUD PLAN NO.: _____
APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO

CHAIRMAN: [Signature] DATE: 12-14-05
SECRETARY: [Signature] DATE: 12-14-05



LAND USE	GROSS AREA (Acres)	NO. OF BUILDABLE LOTS	DENSITY (Lots/Acres)	BUILDING & DRIVEWAY COVERAGE (Acres)	PAVEMENTS, SIDEWALKS (Ac)	OPEN SPACE (AC)	OPEN SPACE (%)
SINGLE FAMILY RESIDENTIAL	25.11	70	2.79	7.88	3.33	13.90	55.36

THE SUMMIT AT CANYON SPRINGS

PLANNED UNIT DEVELOPMENT



**PAPE-DAWSON
ENGINEERS**
1965-2005 ■ 40 YEARS OF EXCELLENCE

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

PREPARATION DATE: MAY, 2005

JOB NO. 5529-52



PUD PLAN NOTES:

1. FLOOD PLANNING/GREENBELT AND DRAINS FROM STREETS ARE TO BE PRIMARILY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. STREET TYPES ARE AS INDICATED AND ARE PRIVATE.
3. SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
4. WATER SYSTEM TO BE DEDICATED TO THE BEXAR METROPOLITAN WATER DISTRICT.
5. ALL INTERSECTIONS SHALL COMPLY WITH CLEAR VISION AREA REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 35--506(d)(5).
6. PROPERTY IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
7. PROPERTY IS OUTSIDE THE CITY LIMITS OF SAN ANTONIO AND LOCATED WITHIN THE E.T.J. OF THE CITY OF SAN ANTONIO, THEREFORE IT IS NOT SUBJECT TO ZONING RESTRICTIONS.
8. SIDEWALKS WILL BE PROVIDED IN THE PUBLIC/PRIVATE RIGHT OF WAY IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE.
9. THE BEARINGS ARE BASED ON A 349.8 ACRE TRACT OF LAND DESCRIBED IN THE RECORDS OF THE BEXAR COUNTY CLERK'S OFFICE, PAGES 262--273 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
10. THIS TRACT IS SITUATED WITHIN THE OLIVER RANCH POADD FILE NO. 662E.
11. ALL RESIDENTIAL LOTS ABUTTING THE P.U.D. BOUNDARY LINE SHALL HAVE A MINIMUM OF 20-FOOT REAR BUILDING SETBACK EXCEPT LOTS FRONTING ON OLIVER PL. ALL DECKS, EYEBROWS, OR ELOWS AND OTHER IRREGULAR SHAPED LOTS SHALL HAVE A MINIMUM 10-FOOT REAR SETBACK AS PER SECTION 35--516(a) OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF SAN ANTONIO. ALL OTHER SETBACKS SHALL BE ESTABLISHED BY THE DEED RESTRICTIONS.
12. IN ACCORDANCE WITH A GEOLOGIC ASSESSMENT PERFORMED BY PAPE--DAWSON ENGINEERS AND INCLUDED IN THE WATER POLLUTION CONTROL PLAN FOR THIS PROJECT, THE SENSITIVE GEOLOGIC FEATURES WITHIN THE LIMITS OF THIS PLANNED UTILITY PROJECT ARE SHOWN.
13. THIS TRACT HAS VESTED RIGHTS VRP# 03-12-019.
14. A VARIANCE TO SECTION 506 (a)(2) PROJECTING STREETS SHALL BE SUBMITTED AT THE TIME OF PLATING.

APPLICANT: SA SPRINGS, L.P.
301 WEST WARNER
SUITE 118
TEMPE, ARIZONA 85284
OFFICE: (480) 820-0977
FAX: (480) 839-5859

ENGINEER: PAPE-DAWSON ENGINEERS
555 E. RAMSEY
SAN ANTONIO, TX 78216
OFFICE: (210) 375-9000
FAX: (210) 375-9010

UTILITY PURVEYORS

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: BEXAR METROPOLITAN WATER DISTRICT
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SOUTHWESTERN BELL CORP.
CABLE TELEVISION: TIME WARNER CABLE



A memo from the
CITY of SAN ANTONIO
Planning Department
Master Development

TO: Tom Cunanan

DATE: December 14, 2005

Address: 555 East Ramsey
San Antonio, Texas 78216

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: # 05-026

Name: The Summit at Canyon Springs, PUD

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Planning COSA

on the date shown.

The following action was taken:

☒ APPROVED With Conditions
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

Approved with the following Conditions:

CONDITIONS:

The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

- **Historic Preservation Office** cites the following condition:

The Texas Sites Atlas indicates that apparently no archaeological sites have been previously identified within the above referenced property. However, the property probably contains sites, some of which may be significant. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO (210-207-7306) and SHPO notified.

For plat certification, the **SAWS Aquifer Protection and Evaluation** will require the following pursuant to the **Aquifer Protection Ordinance No. 81491**:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

- According to the Water Quality Ordinance # 81491, Section 34-920, buffering may be required. Cave on Lot 15 is to be preserved with a grate.